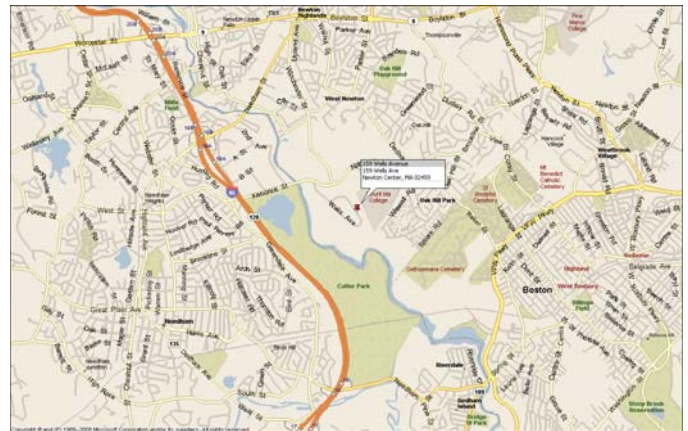


# 159 WELLS AVENUE, NEWTON MASSACHUSETTS

## 50,600 SF INDUSTRIAL BUILDING FOR LEASE

Boston Commercial Properties is pleased to present 159 Wells Avenue in Newton, MA. This is a 50,600 sf single-story industrial building very well located in close proximity to Route 128, Route 9 and the Mass Pike. This building offers a unique opportunity to lease warehouse, distribution, R&D and fleet storage space in the Route 128 West area.



<u>Space Available:</u>	<b>50,600 ± sf</b>
<u>Parcel Size:</u>	4.67 ± acres
<u>Warehouse space:</u>	45,600 ± sf
<u>Office space:</u>	5,500 ± sf
<u>Ceiling Height:</u>	16 ft. clear
<u>Loading:</u>	4 loading docks & 4 drive-in doors
<u>Fire Protection:</u>	Wet sprinkler system
<u>Construction:</u>	Masonry & steel structure
<u>Bay Spacing:</u>	30 ft. x 32 ft.
<u>Zoning:</u>	LMD (Limited Manufacturing)

**For further information or to schedule a tour, please contact:**

**Warren Brown**  
**Boston Commercial Properties, Inc.**  
**275 Grove St., Suite 2-400, Newton, MA 02466**  
**Phone 781-239-8233 Fax 781-239-8133**  
**Email: [warren@bostoncommercialproperties.com](mailto:warren@bostoncommercialproperties.com)**  
**[www.bostoncommercialproperties.com](http://www.bostoncommercialproperties.com)**